

07/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0409-ANDERSON REGINA & JUSTIN C:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the front setback for a proposed addition in conjunction with an existing single-family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Las Lagunas Lane and east of Durango Drive within Lone Mountain.  
AB/my/cv (For possible action)

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RELATED INFORMATION:

**APN:**

138-04-110-024

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the front setback to 25 feet where 40 feet is required per Section 30.02.04 (a 38% reduction).

**LAND USE PLAN:**

LONE MOUNTAIN - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 8380 Las Lagunas Lane
- Site Acreage: 0.51
- Project Type: Reduce front setback
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 488 (addition)/3,759 (total including addition)

**Site Plan**

The site plan depicts a single-family residence that is 30 feet from the back of curb to the south, 27 feet from the west property line, 85.3 from the north property line, and 15 feet from the east property line. A 488 square feet addition is proposed on the south side of the home. The addition is 25 feet from the back of curb to the south and 13 feet from the east property line. There is a shed 2 feet away from the existing house. The applicant has agreed and provided revised plan to move the shed 6 feet from the existing house. Access to the property is from Las Lagunas Lane to the south.

### Elevations

The elevations depict a 14 foot high one story addition. The existing house has stucco exteriors, and the addition will include the same material and colors to match the house.

### Floor Plans

The floor plan for the addition shows 3 new bedrooms, hallway, and bathroom. Each bedroom has its own closet.

### Applicant's Justification

The applicant wants to add guest rooms to the home and also create a courtyard with the positioning of the addition. The applicant further states that neighbors have similar additions and that it would therefore not be uncharacteristic of the neighborhood to have this addition built.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 (NPO-RNP)	Undeveloped land
South, West, & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 (NPO-RNP)	Single-family residences

### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### **Analysis**

#### **Comprehensive Planning**

##### Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff finds the house is already built at 30 feet from the back of curb. This is due to the previous code regulations which allowed the front setback to be measured from the front property line (centerline of the street) rather than the back of curb. While the existing home is a legal non-conforming structure, the proposed addition will increase the nonconformity and will further reduce the setback to 25 feet. There is enough room within the property to fit the addition and still meet Title 30 requirements. Therefore, staff finds the request to be a self-imposed hardship. Additionally, there are no other homes in the area that have similar additions in the front. As a result, staff cannot support this request.

**Staff Recommendation**

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

If approved:

- The existing shed to be moved away from the house to meet the minimum 6 feet separation requirement prior to final inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:** Lone Mountain - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JUSTIN ANDERSON

**CONTACT:** JUSTIN ANDERSON, 8380 LAS LAGUNAS LANE, LAS VEGAS, NV 89129